



February 27, 2006

City of Las Vegas  
Development Services Center  
731 South Fourth Street  
Las Vegas, NV 89101

**RE: Moon Valley Nursery  
SUP Application for APN's 125-17-802-003 & 126-17-802-007**

Gentlemen:

The property owners, Wykoff-Newburg and American Gear Reduction, and Moon Valley Nursery, are seeking approval of a Special Use Permit for the Moon Valley Nursery tree-growing yard located within the City of Las Vegas at the intersection of Tule Springs and Sunny Springs. Moon Valley Nursery's main business has operated at 7225 North Rancho Drive within Clark County since April 1, 2004. The nursery is in an interesting position in that its primary business is located on parcels adjacent to its tree-growing yard, and those parcels are under the County's jurisdiction. This situation arose when the two parcels, which are the subject of this application, were annexed into the City of Las Vegas in February of 2003. No sales take place on the applicant property, and only its tree-growing yard is located within the City of Las Vegas. Once the trees are mature, they are moved into inventory on the Clark County parcels for sale.

Upon receiving notice from the Department of Neighborhood Services, we discovered that we were allegedly in violation of a Site Development Review, SDR-3410, which had been obtained by a prior tenant on the property. We were not a party to this prior application and were not aware of its requirements. Because we are not engaged in an identical business requiring identical standards, Moon Valley Nursery requests approval of this application so that we may continue operating our tree-growing yard in compliance with Title 19.

Moon Valley Nursery is dedicated to providing excellent service to the citizens of its host communities. We currently operate nurseries in Nevada, Arizona, and California, and have a reputation of quiet and tranquil compatibility with our neighbors. Our nurseries also adjoin properties that are both commercial and residential uses at our other locations, and we have an excellent track record of zero complaints concerning our activities at each of our sites. The services provided through our business are essential to a growing community, especially one that values aesthetically pleasing development through appropriate landscaping. The prominent location along the U.S. 95 not only provides

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**SDR-12175  
SUP-12177**

convenient access to plants and landscaping supplies, but also an agricultural element contributing diversity to the Town Center area.

The proposed site design provides a level of improvement on the property, which is commensurate with its current use. The new 6-foot perimeter wall enclosed the yard and provides a buffer to residential neighbors to the east from any activity which may be required to maintain the trees. All traffic associated with Moon Valley is by way of an access drive on the County property, and the tree-growing yard will not be generally accessible to the public.

Moon Valley Nursery and the property owner hope to continue to provide an important service to the area through a tree-growing yard near our nursery business on the adjacent County property, and respectfully request approval of our application for a Site Development Review. Should you have any questions or concerns about this project, please feel free to contact me for more information or assistance.

Sincerely,

MOON VALLEY NURSERY

A handwritten signature in black ink, appearing to read "Mark A. Nusall", written in a cursive style.

Mark A. Nusall  
Chief Operations Officer  
602-526-1406  
602-277-6560 (fax)

**SDR-12175**  
**SUP-12177**